

Woodstock Planning and Zoning Regulation Review Subcommittee

January 7, 2016

Lower Level, Woodstock Town Hall

1. Call to Order was at 7:30 PM by Chair J. Gordon.
2. Roll Call: K. Ebbitt, F. Rich, D. Young, J. Gordon, D. Porter, and D. Durst. Planner D. Fey. Guest: Jim Larkin, NECCOG
3. Dec 6, 2015 Minutes: approved unanimously. (F. Rich/D. Young)
4. Chair's report: J. Gordon thanked everyone whose hard work is appreciated, as well as Delia as always, and for coming out on a cold night so we can continue our work on Subdivision Regulations review. Thanks to Jim Larkin from the NECCOG for joining us to follow-up on our previous discussion about GIS maps and co-existing resources maps that will be needed for the work of the Commission.
5. Discussion- Subdivision Regulations: Jim Larkin has prepared a sample map for the meeting utilizing ARC Reader, with which some Commission members indicated a limited familiarity at a previous meeting. Although the ARC GIS was not itself available through the Town Hall system, the sample was reviewed. Advantages: view maps previously published. Create the specific map layers needed. Save in a PMF file format. Although no other data can be added, the layers previously built into the file can be turned on/off.

Mr. Larkin then demonstrated GEO Cortex, which he explained as a more user-friendly and closer to a Plug and Play model. Utilizing the Woodstock data already on the NECCOG website (which also includes data from most of the 16 towns served by the NECCOG), he was able to show the natural resource locations both in Woodstock and in the abutting communities; awareness of the resources across town borders allows the Commission to see the bigger picture regarding the importance of, for example, a forest block. He demonstrated using the parcel information which comes from the Assessor's Office to find a parcel and then link to it to see specific data. He also demonstrated turning the data layers on and off, in order for the Commission to be able to see various aspects of the data in combination.

D. Porter asked about PA-490 map, as well as other maps, created by the NECCOG as part of the POCD process, being used as data layers. J. Larkin said the data on these items already exists in map form and can be used in a computer database.

D. Young asked for discussion about the most practical sequencing of the review of Subdivision Regulations and their possible modification, parallel to or subsequent to asking for additional maps. The consensus of the Commission was that the maps created for the POCD would be a valuable addition to what the NECCOG already has available. The Commission decided that it seems to be a good plan of action to ask for the NECCOG to create an on-line site for Woodstock with much of the data currently available through the NECCOG, and adding in the POCD maps, with a fairly immediate implementation date. Then, in the future, should other data be determined to be of help to the Commission in its work, other maps (data layers) can be added.

Mr. Larkin added that some of the data currently visible for NECCOG purposes may not be of interest to the Commission and those data points can be omitted for the Woodstock P&Z Commission site to be created.

D. Durst asked about the likelihood that any of this data might be used during a Public Hearing, in terms of looking at the locations of the resources the Town has identified as important. Note was made that this use is very unlikely, as the actual engineering done on the ground, and especially by a licensed Soils Scientist, for examples, would be more accurate and precise. The Commission's use of the NECCOG data would be more general in nature, and more applicable for the planning work that the Commission does than for its zoning work on individual applications. Planner Fey pointed out that should the Commission ever want to create a document related to a particular application, that she would have the skills to do so, but since it would then become a part of the Public Hearing, a printed copy would be required for any interested parties and especially for the applicant, as well as for the file.

Chairman Gordon pointed out that the other Woodstock Boards and Commissions will be able to access and utilize these data maps, since some other Boards and Commissions are looking into their own maps and co-existing resource databases (for examples, the Conservation Commission and the Ag Commission); this will also protect the town from utilizing financial assets to duplicate work being done and will help streamline work in this regard across Town government.

Chairman Gordon inquired of Mr. Larkin about anticipated expenses to produce the work in which the Commission has interest. Mr. Larkin reminded those present that Woodstock already contributes to the NECCOG as part of its annual budget. Much of the data that would be requested is already available. Therefore the cost to the Commission to make the maps created for the POCD more accessible to both the Commission and to the public would be minimal. Chair Gordon pointed out that the POCD Budget does have funds available to follow-up on this addition to the POCD resources, should that be required.

6. Citizen comments: none
7. Other: none
8. Agenda for next meeting: The Commission will continue to review various aspects of the Subdivision Regulations, utilizing the master list which has been prepared by Chairman Gordon.
9. Adjournment: (motion D, Young/F. Rich) unanimously was at 8:54 PM

Submitted by PZC Chairman, J. Gordon